

Marcia A. Davidson
President
Vantage Hill Condominium Association
marcia.a.davidson@gmail.com

September 25, 2014

Ms. Heidi Merkel
Senior Planner
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035

Re: Vantage Hill Condominium Association

Dear Heidi:

I would like to thank you, Faheem and Richard for meeting with me, Michael Romeo and members of our community to discuss the draft text of the Phase II Reston Master Plan Special Study and its impact on our community.

As we discussed in our meeting with you, our community is about to embark on a consensus building process to determine the best course of action concerning the redevelopment of our pool. The pool has been shuttered for over three years and it continues to serve as a drain on our community's finances. It is our hope to complete the consensus building process early next year so we may move forward with a redevelopment plan of the pool. As part of our internal community discussions, it is our desire that all existing redevelopment options remain available to us based on our existing zoning and Comprehensive Plan designation.

A May 9, 2008 Zoning Determination Letter referencing Vantage Hill states, "The development plans for RZ A-502, which was approved by the Board of Supervisors on October 24, 1962, and subsequent Development Plan Amendment (DPA) A-502 show the subject property as generally designated for 'medium density residential' development. . . . It is my determination that subdivision of a portion of the approximately 15 acre Vantage Hill condominium property containing a swimming pool for redevelopment would be in substantial conformance with the development plan. . . . The property, if redeveloped, would be limited to the permitted uses for a medium-density residential area within the PRC Zoning District, and would be subject to all other applicable Zoning Ordinance provisions." It is our desire that the development rights referenced in this determination letter and on the existing Reston Land Use Plan, dated January 1989, which designates Vantage Hill as "Medium Density Residential," be preserved in the Phase II Reston Master Plan Special Study.

Through our attendance at the recent Phase II Reston Master Plan Special Study community input meetings and based on our review of the Working Draft Plan Text, we have learned that our property is being designated for "Low-rise Multi-family," which is defined as, "Structures of one to four stories. Typical designs include garden style apartments or

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condominiums as well as more contemporary designs.” The Working Draft Plan Text makes no reference to density or the possible inclusion of commercial uses. Additionally, the “Guidelines for Multifamily Redevelopment” appear to speak more to the wholesale redevelopment of neighborhoods without referencing smaller scale redevelopment projects within neighborhoods. It is our assumption that the same guidelines would apply in either situation, but it would be helpful if this is clarified in the next version of the draft text.

We look forward to reviewing the next version of the Working Draft Plan Text, as well as subsequent versions, to ensure that our existing development rights and land use designation are preserved, thus allowing our community to take advantage of the full range of existing uses and densities currently available to us. Thank you.

Sincerely,



Marcia A. Davidson
President
Vantage Hill Condominium Association

Enclosure: May 9, 2008 Zoning Determination Letter

cc: Richard Lambert, Fairfax County Department of Planning and Zoning
Faheem Darab, Fairfax County Department of Planning and Zoning
Andrew Painter, Walsh, Colucci, Lubeley & Walsh, P.C.
Michael Romeo, Walsh, Colucci, Lubeley & Walsh, P.C.

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VANTAGE HILL CONDOMINIUM ASSOCIATION
Reston, Virginia

RECEIVED
Department of Planning & Zoning

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Zoning Evaluation Division

August 7, 2007

Regina Coyle
Director, Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Vantage Hill Condominium
Tax Map: 17-2 ((38))

Dear Ms. Coyle,

The purpose of this letter is to request information on the Development Plan for the Vantage Hill Condominium Association.

The information is needed to determine if it is feasible for the existing pool area within our development to be sold to an outside entity. The Vantage Hill Condominium Association is currently spending \$29,000 annually for maintenance and upkeep of the pool, and the cost has become quite burdensome.

Goldie Harrison of Supervisor Hudgins' office has been in conversation with Jack Thompson of the Department of Planning and Zoning regarding this matter. The extent of information Ms. Harrison has secured is as follows: The Final Plat for this four (4) story condominium was approved in August 1984 (5682-RP-01-1) and is recorded in Deed Book 5803, Page 706.

I appreciate your consideration of this request. Should you have any questions, please do not hesitate to contact me at travelon40@earthlink.net or 913-744-9141.

Sincerely,

Martha H. Collins
Board Member
Vantage Hill Condominium Association

Copy: Susan Giesse, President, Vantage Hill Condominium Association
Jonathan Sucher, Cardinal Management Group, Agent for Vantage Hill Condominium

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County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 9, 2008

Martha H. Collins
Vantage Hill Condominium Association
11615 Vantage Hill Road, 1-A
Reston, VA 20190

Re: Interpretation for RZ A-502/DPA A-502, Vantage Hill Condominium Association,
Tax Map 17-2 ((38)) (multiple lots): Subdivision/Redevelopment of Swimming Pool

Dear Ms. Collins:

This is in response to your letter of August 7, 2007, (attached) requesting an interpretation of the development plan and proffers accepted by the Board of Supervisors in conjunction with the approval of RZ A-502 and DPA A-502. As I understand it, the question is whether the subdivision and future redevelopment of a portion of the condominium property, which currently contains a swimming pool, would be in substantial conformance with the development plan and proffers. This determination is based on your letter of August 7, 2007, subsequent discussions with you via telephone, and staff research.

The development plans for RZ A-502, which was approved by the Board of Supervisors on October 24, 1962, and subsequent Development Plan Amendment (DPA) A-502 show the subject property as generally designated for "medium density residential" development. The site consists of approximately 15 acres, located on the south side of Baron Cameron Avenue and the east side of Wainwright Drive. The property was initially developed as an apartment complex in 1966, and subsequently converted into a condominium in 1984. It includes a swimming pool, which is contained on the commonly owned property, at the southwestern portion of the property. The original approved site plans did not include the pool, but it was subsequently added within the following year in 1967.

Your letter states that the community would like to pursue selling the portion of the property containing the pool for "residential redevelopment"; however no specific proposal was provided. As such, you will need to consult with the County staff further when more specific information is available regarding the nature of the proposed redevelopment.

It is my determination that subdivision of a portion of the approximately 15 acre Vantage Hill condominium property containing a swimming pool for redevelopment would be in substantial conformance with the development plan.

Department of Planning and Zoning
Zoning Evaluation Division
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Ms. Martha H. Collins
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The property, if redeveloped, would be limited to the permitted uses for a medium-density residential area within the PRC Zoning District, and would be subject to all other applicable Zoning Ordinance provisions. Pursuit of alternative uses for the property would require multiple additional zoning and/or administrative approvals, which may include but are not limited to, the review of a Development Plan Amendment, subdivision approval, PRC Plan Amendment, and site plan approval. Further, changes to the use of the property are subject to any existing covenants and Homeowner's Association review and regulations applicable to the property, including but not limited to the Reston Association and the Vantage Hill Condominium Homeowner's Association. Finally, it should be noted that this letter does not relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Cathy Belgin at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

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Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District
Frank A. de la Fe, Planning Commissioner, Hunter Mill District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: RZ A-502, DPA A-502, PI 0708 099, Imaging, Reading File

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